FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School to provide a community-oriented "arts center" which will include a senior center, park and recreational uses, offices, studios, galleries, educational facilities, childrens' art center and restaurant; and variances to permit off-street parking totalling 121 parking spaces in lieu of the required 136 spaces, plus additional parking for school uses, as determined appropriate by the Zoning Commissioner's Office, all as more particularly described in Petitioner's Exhibits 1, 2 and 3.

The Petitioner, by Wendy Rosen, President of The Rosen Agency, Inc., Developer of the subject project, appeared, testified and was represented by Robert A. Hoffman, Esquire. Appearing on behalf of Baltimore County were the following: Lois Baldwin, Executive Director, Commission of Arts & Sciences and as representative for J. Timothy Fagan, Deputy Administrative Officer; Barbara L. Gradet, Director, Department of Aging; and Cheryl Ehrlich, Supervisor, Cockeysville Recreation Center, Department of Recreation & Parks. Also appearing on behalf of the Petition were: Edward J. Coniff, President of Knollbrooke Community and Marjorie A. Gaskins, Registered Architect with Riggs Architecture. Appearing as interested parties were Georgeanna B. Lee and Hugh Brown.

Testimony indicated that the subject property, zoned 01, was formerly used as the Cockeysville Elementary School and is located off of York Road and Bosley Avenue. The Rosen Agency approached Baltimore County regarding development of the subject site as a community-oriented "art center" for mixed public and incidental private uses. The subject property is currently improved with the existing school building, three softball fields, and tennis and multi-use outdoor courts, including basketball courts. The proposal involves the continued use of existing outdoor recreational facilities by Baltimore County and the general public, with the added benefit to them of having access to restrooms. The proposal also includes the ability to set up a concession stand for those using the fields, which may be run by either the Senior Citizens and/or volunteers of the recreational organizations, with any revenue earned going back into the recreational group running the concession stand.

Ms. Rosen testified that her company specializes in the arts, economic development and the marketing and setting up of programs such as this proposal and special events for artists. She indicated that they recently completed a somewhat similar project in Baltimore City, known as The Mills Center. However, that project is without the added benefit of the combination of the public and private use mix. Ms. Rosen further testified that the proposed office space in the building will be used mainly for professionals in art-related business, such as architects and advertising agencies. Ms. Rosen testified that the concept of their proposal meets with the current trend to deinstitutionalize public programs by mixing the uses, such as in this instance, mixing the senior center and related facilities with private sector offices and the recreational programs offered. Ms. Rosen further indicated that negotiations are presently underway with Essex Community College and Baltimore Actors Theater for rental of space in the building for educational purposes. The Baltimore Actors Theater is a private, non-profit organization which, among other things, provides acting classes for Grades 1 through 12 and adults.

Ms. Rosen testified that the proposed restaurant will support the uses of the building. It will be a small cafe, modeled after the cafe located in the Baltimore Museum of Art, providing approximately 75 seats. Ms. Rosen further testified that the proposed galleries for artists will be incidental to the other uses in the building.

The existing school building will be renovated to provide 6,000 sq.ft. of floor space for a senior center. Ms. Gradet testified that the center will be open Monday through Friday, from 9:00 AM to 4:00 PM and will provide a wide variety of programs for senior citizens, including educational classes, counseling services, noonday congregation for meals, health screening facilities, and an informational center, including, but not limited to, the dissemination of information concerning insurance, nutrition, fitness and wellness programs, consumer awareness, and maintenance tips, etc. Further, the proposed project will include space for a crafts gallery for the Seniors. The craft gallery will provide a consignment shop for the seniors. Currently there is one located in the Lutherville School. Ms. Gradet testified that studies performed by the Department of Aging indicate the need for the proposed facility in the Cockeysville area. She further stressed the desirability of setting up a Senior Center in a mixed use facility. The current emphasis is in deinstitutionalization of County programs such as Senior Centers.

Ms. Baldwin testified on behalf of Mr. Fagan and the Administrative Office to indicate the County's support for this proposal. As Execu-

tive Director of the Commission of Arts and Sciences, Ms. Baldwin indicated that the Commission has, in the past, been very supportive of the theatrical component of the Baltimore Arts Center and is looking forward to its being able to rent facilities within the proposed project. Further, she testified that the concept of crafts as art is becoming more widely recognized and the proposed facility will provide an ideal opportunity to display and promote arts in the County.

Ms. Gaskins testified that her firm had been retained by The Rosen Agency to develop a plan for the proposed project. She testified that Petitioner's Exhibit 1 is a fair and accurate representation of the subject property and proposed improvements. Ms. Gaskins testified in detail regarding the parking calculations and stated that due to the fact that the new parking regulations do not list some of the uses permitted, she feers that the required 136 spaces is a worse-case scenario. Testimony presented would indicate that the Petitioners believe the 121 parking spaces provided will be adequate in light of the mixed uses and the expected different times of use. While The Rosen Agency would be willing to provide more parking, there is no additional space available as the remaining area is used for the softball fields and adjoining recreational facilities which the County wants to remain undisturbed.

Mr. Coniff testified on behalf of the Knollbrooke Community, which he indicated is located within approximately one-half mile of the proposed project off of Sherwood Hill Road. He indicated that the Community on the whole is in favor of the proposed project.

Ms. Lee, an adjoining resident of Matthews Avenue, appeared and testified as an interested party. While she indicated that from her indi

5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

> M Nkokum, 2 ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bis

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 310 day of August, 1988 that the Petition for Special Hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School to provide a community-oriented "arts center," and the Petition for Zoning Variance to permit off-street parking totalling 121 parking spaces in lieu of the required 136 spaces, in accordance with Petitioner's Exhibits 1, 2 and 3, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk un'il such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) If parking shall present a problem and the County designates additional space to be used for parking, the Petitioners, the Rosen Agency, and/or its successors in interest shall be required to pave the additional parking spaces.

3) The area designated "Office or Gallery" on the ground floor of Petitioner's Exhibit 2 shall be used as office space to insure the gallery space remains incidental.

4) The Petitioners shall comply with the requirements of the State Highway Administration as set forth in their Zoning Plans Advisory Committee comments dated June 24, 1988. The Petitioners must obtain approval of the new site plan by the SHA and thereafter, submit a copy of same to the Deputy Zoning Commissioner for approval within sixty (60) days of the date of this Order.

unusual in the arts profession. Clearly the testimony indicated that the community, as well as the County, feel that the proposed project would be a benefit to the surrounding neighborhood and meets the spirit and intent of the zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

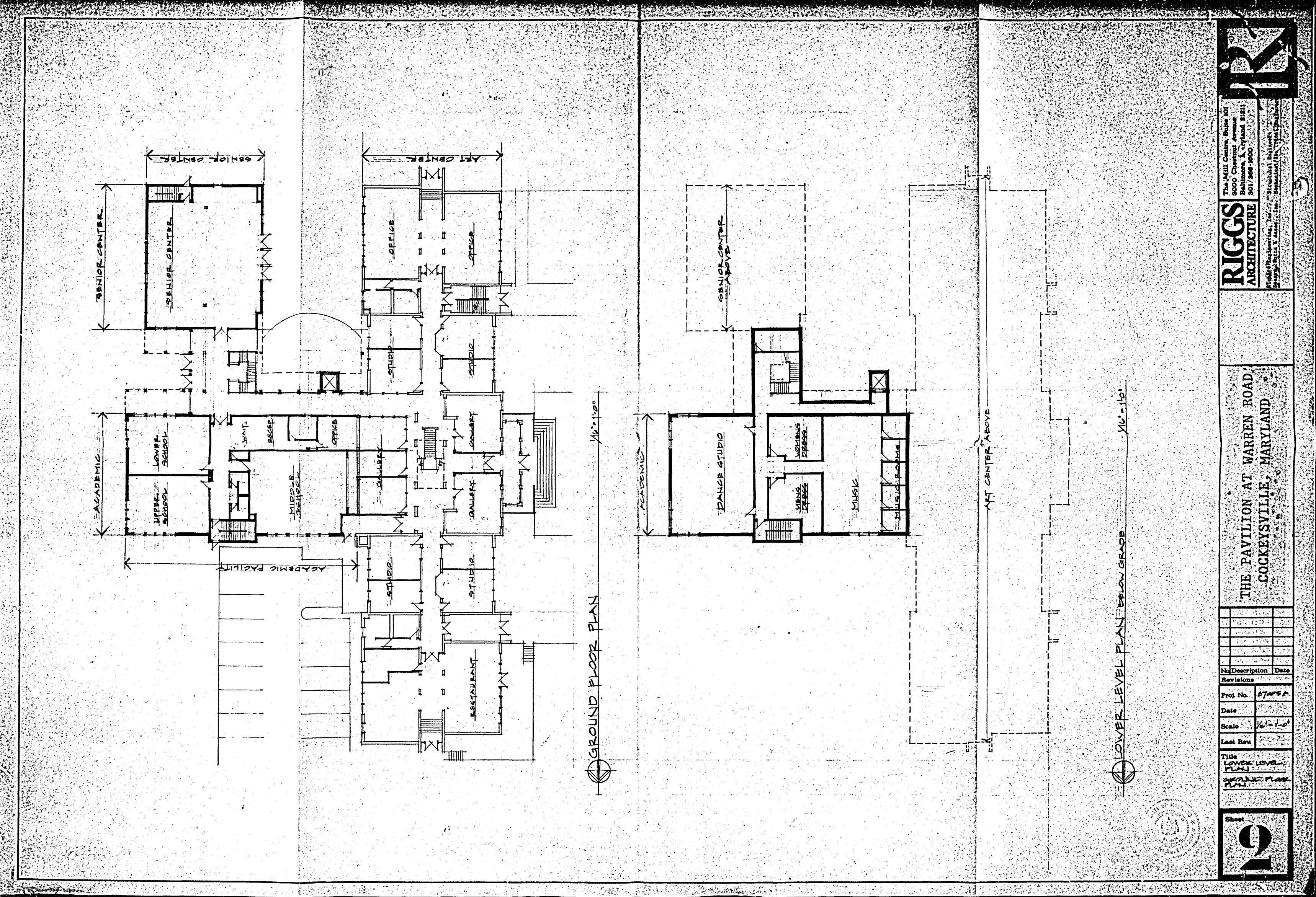
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

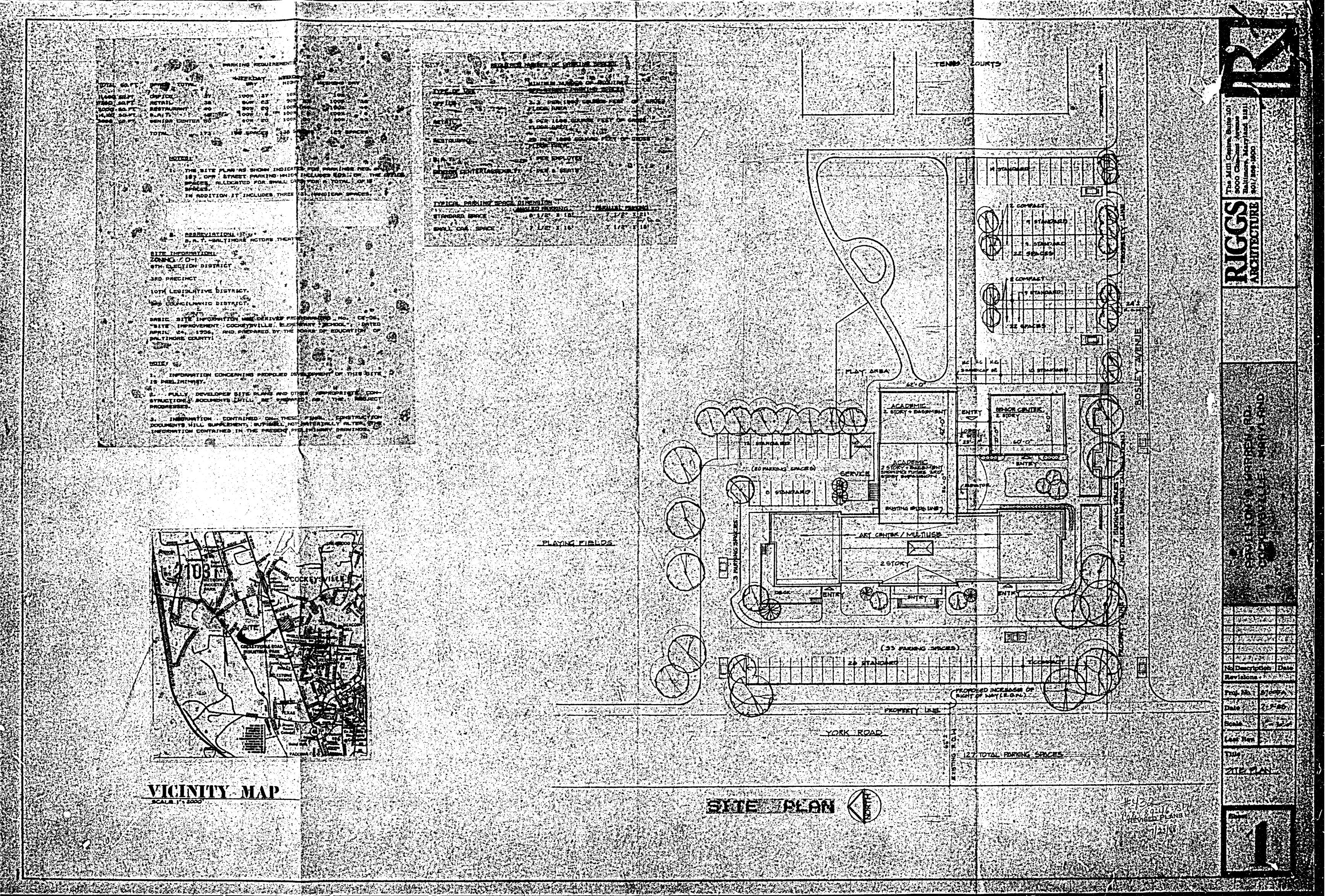
It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After due consideration of the testimony and evidence presented, it appears that the mixed use of the building as proposed in Petitioner's Exhibits 1 and 2 and the parking variance should be granted with certain restrictions as more fully described below.

vidual polling of the residents in the vicinity, most of her neighbors are in favor of the project, she is concerned about a potential parking problem. Ms. Lee indicated that currently whenever the baseball/softball fields are in use, individuals park on Matthews Avenue, even in areas where there are "no parking" signs posted, and on occasion, block residents' driveways. Ms. Lee questions the ability of the proposed project to accommodate the needs for both the recreational facilities and the proposed uses of the building. Testimony indicated that presently, those who frequently use the fields park on the side streets, whether or not other parking is available. Ms. Lee is concerned about the issue of a liquor license for the restaurant which she understands is not a subject matter of this hearing.

It is clear that uses proposed by Baltimore County are not subject to the Baltimore County Zoning Regulations (B.C.Z.R.). See In re: The Petition for Special Hearing, Elizabeth Glascock, Case No. 88-182-SPH. It is also clear that office uses are permitted as a matter of right in an Ol zone, pursuant to Section 204.3 of the B.C.Z.R. In the past, the Soning Office held that restaurants are accessory uses when the primary purpose is to serve the occupants of a building and their visitors or guests, as was the testimony in this case. The question of first impression in this instance is whether or not the use of the space in the "arts center" building for galleries is permitted. Testimony presented by the Petitioners suggests that the use of space in the building for an art gallery is accessory and incidental to the use of the building as an arts center. It is felt this would be the case in those instances which the studio/qallery concept is followed where the artists use the space for both their office work area and the display of their work which is not





Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

August 31, 1988



Robert A. Hoffman, Esquire Cook, Howard, Downes & Tracy 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE NE/Corner York Road and Bosley Avenue (Cockeysville Elementary School) 8th Election District - 4th Councilmanic District Baltimore County, Maryland - Petitioner Case No. 89-46-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours, (M Nesterning

ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

cc: Ms. Wendy Rosen, President The Rosen Agency, Inc., Mill Centre, Suite 300 3000 Chestnut Avenue, Baltimore, Md. 21211

Ms. Georgeanna Lee 10 Matthews Avenue, Cockeysville, Md. 21030 Mr. Edward J. Coniff, President

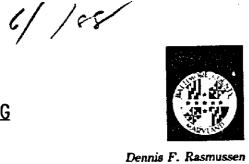
11 Cedar Knoll Rd., Cockeysville, Md. 21030 Ms. Baldwin; Ms. Gradet; Ms. Erlich People's Counsel

Knollbrooke Community Assoc.,

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

File

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing CASE NUMBER: 89-46-5PHA NE/C York Road and Bosley Avenue 8th Election District - 4th Councilmanic Petitioner(s): Baltimore County Maryland/The Rosen Agency, Inc. HEARING SCHEDULED: MONDAY, AUGUST 9, 1988 at 9:00 a.m.

SPECIAL HEARING: A mix of public and incidental private uses of the Cockeysville Elementray School/for a community oriented "arts center" which will include a senior center, park and recreational uses, offices, studios, galleries, educational facilities, children's art center and restaurant.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Varance added - see stolice fated 1/9/82

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-46-594

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6 to permit total off-street parking of 121 spaces in lieu of the required 136 spaces plus additional parking

for school uses as determined by the Zoning Commissioner at the public hearing.

To be determined at the hearing

Towson, Maryland 21204

MA NWITA of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoming Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Developer: MARKING NAMES OF STREET Legal Owner(s): The Rosen Agency, Inc. Baltimore County, Maryland (Type on Print Name) By: Slinley Affender Signature holin Behigh Chief Lend Kogun Wendy Rosen, President Suite 300, Mill Centre (Type or Print Name) Address 3000 Chestnut Avenue Baltimore, Maryland 21211 City and State Attorney for Petitioner: 111 W. CHESAPEAKE AVENUE 210 Allegheny Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.: 301-823-4111 210 Allegheny Avenue 301-823-4111 Towson, Maryland 21204 ORDEBED By The Zoning Commissioner of Baltimore County, this _____ da

of ______, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Robert A. Hoffman

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines



NOTICE OF HEARING

Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing and Zoning Variance CASE NUMBER: 89-46-SPHA NE/C York Road and Old Bosley Avenue Bth Election District - 3rd Councilmanic Petitioner(s): Baltimore County Maryland/The Rosen Agency, Inc. Hearing Scheduled; Tuesday, August 9, 1988 at 9:00 a.m.

Special Hearing: A mix of public and incidental private uses of the Cockyesville Elementray School for a community oriented "arts center" which will include a senior center, park and recreational uses, offices, studios, galleries, educations facilities, children's art center and restaurant.

Variance to permit total off-street parking of 121 spaces in lieu of the required 136 spaces plus additional parking for school uses as determined by the Zoning Commissioner at the public hearing.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of

PETITION FOR SPECIAL HEARING 89-46-SPA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve ______ A mix of public and incidental private uses of the Cockeysville ______ Elementary School for a community oriented larts center! which will include a senior center, park and recreational uses, offices, studios, galleries, educational facilities, childrens' art center and restaurant.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Pitition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Developer: Legal Owner(s): CERTICI Princhiser x The Rosen Agency, Inc. Baltimore County, Maryland (Type or Print Name) Wond foer Stenature Byreau of Langlicquestion By: Wendy Rosen, President Suite 300, Mill Centre Address 3000 Chestnut Avenue

Baltimore, Maryland 21211 City and State Signature Attorney for Petitioner: 111 W. Chesapeake 494-3251 Robert A. Hoffman

Touson MD 21204 Signature/ 210 Allegheny Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Robert A. Hoffman Towson, Maryland 21204 Attorney's Telephone No.: (301) 823-4111 210 Allegehny Avenue 301-823-4111

Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _______day of ______, 1988, that the subject matter of this petition be advertised, as Srequired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-Out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the day of August, 1988, at 9 o'clock

Date: 4114 19,1984

TO LENGTH OF HEARIES AVAILABLE FOR ETA T. MED. - NEXT

> Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines
Zoning Commissioner The Rosen Agency, Inc. Suite 300, Mill Centre 3000 Chestnut Avenue

Baltimore, Raryland 21211 CASE NUMBER: 89-46-SPH

Patition for Special Hearing NE/C York Road and Bosley Avenue 8th Election District - 4th Councilmania Petitioner(s): Beltimore County Maryland/The Rosen Agency, HEARING SCHEDULED: MONDAY, AUGUST J. 1888 at 9:00 a.m.

Contiemens

Please be advised that 130.05 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND gn and post set(s), there OFFICE OF FINANCE - REVENUE DIVISION ee for each set not MISCELLANEOUS CASH RECEIPT DAJE 8-9-88 ACCOUNT 01-615-(177)

AMOUNT 5 120.05

RECEIVED COCK, Howard & Che Kasen Army Haines
PROM:—COCK, Howard & Che Kasen Army Haines issioner of B 019 *** * 12005: a 505 = 46 - 5 VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING NE Corner York Rd. and Bosley Ave., 8th District

BEFORE THE ZONING COMMISSIONER

Case No. 89-46-SPH

BALTIMORE COUNTY, MARYLAND, Petitioner

OF BALTIMORE COUNTY

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phillip Cole Frickman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 14th day of July, 1988, a copy of the foregoing Entry of Appearance was mailed to Shirley M. Murphy, Acting Chief, Bureau of Land Acquisition, Baltimore County Office Bldg., 111 W. Chesapeake Ave., Towson, MD 21204; and Robert A. Hoffman, Esquire, 210 Allegheny Ave., Towson, MD 21204.

ZONING DEPARTMENT OF BALTIMORE COUNTY

••
7/20/58
District. 8 Th. Dete of Posting 7/20/88 Posted for: Special Hooring + Varianco Petitioner: Ballo, County of Md. Mr. Roson Housey Location of property: NELcor. York Rd. & Bosley Ara,
Posted for: Stellar tu of Md, The Roson Agency
Petitioner: Della Voyte Rd. & Boslay Ara,
Location of property:
Location of Signs: Ferry fortilde, opposes, 35' Fr. nodway, or fro for by J. Petition or
fro for by of Petition
Remarks:
Posted by Signature Date of return: 7/24/87
Number of Signs:

CERTIFICATE OF PUBLICATION The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County County Building Building Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: THIS IS TO CERTIFY, that the annexed advertisement was Petition for Special Hearing Case number: 89-46-SPH NE/C York Road and Old Bosley Avenue 8th Election District published in THE JEFFERSONIAN, a weekly newspaper printed rd Councilmanic District Petitioner(s):

Baltimore County Maryland
The Rosen Agency, Inc.
Hearing Date: Tuesday,
August 9, 1988 at 9:00 a.m.

Special Hearing: A mix of public and incidental private uses of the Cockeysville Elementary School for a community oriented "arts center" which will include a senior center, mark and recognitional uses. offices. and published in Towson, Baltimore County, Md., once in each park and recreational uses, offices studios, galleries, educational facili-ties, children's art center and restausant. Variance to permit total off-street parking of 121 spaces in heu of the required 136 spaces plus addi-tional parking for school uses as de-termined by the Zoning Commis-sioner at the multic hearing.

THE JEFFERSONIAN.

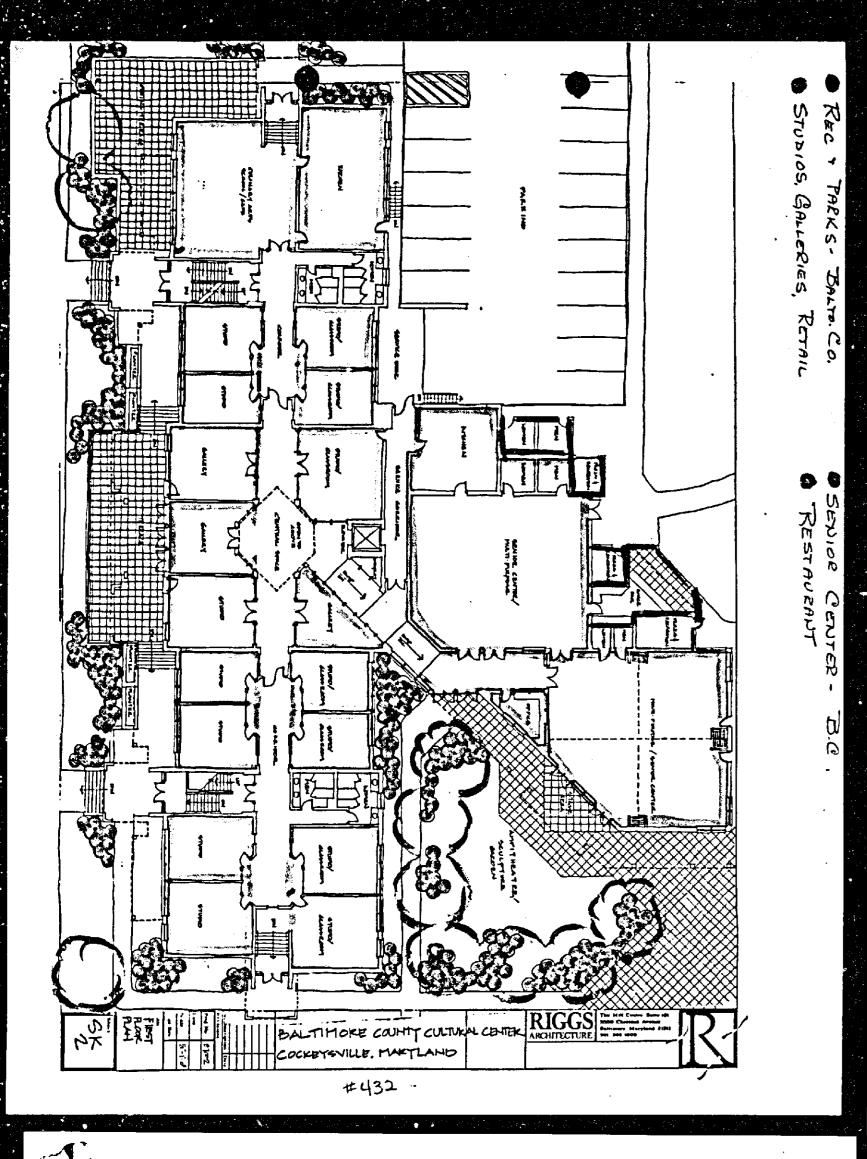
sioner at the public hearing.
In the event that this Petition is

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any

request for a stay of the issuance

aid permit during this period for

good cause shown. Such request must be in writing and received in



Maryland Department of Transportation State Highway Administration

June 24, 1988

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 Att: James Dyer

RE: Baltimore County Community Oriented Arts Center Zoning meeting 6/7/88 N/E corner York Road Maryland Route 45 and Bosley Road Item # 432

Richard H. Trainor

Hal Kassoff

Administrator

Dear Mr. Haines:

After reviewing the submittal for a special hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School for a community oriented arts center, the SHA Bureau of Engineering Access Permits has the following comments.

We request that a more detailed plan be submitted showing the internal traffic patterns, road frontage on York Road (including centerline), and complete site layout.

When this plan is received, we will furnish SHA comments for

If you have any questions, contact Larry Brocato of this office (333-1350).

> Very truly yours, Creston hiller of m. Creston J. Mills, Jr. Chief Bureau of Engineering Access Permits

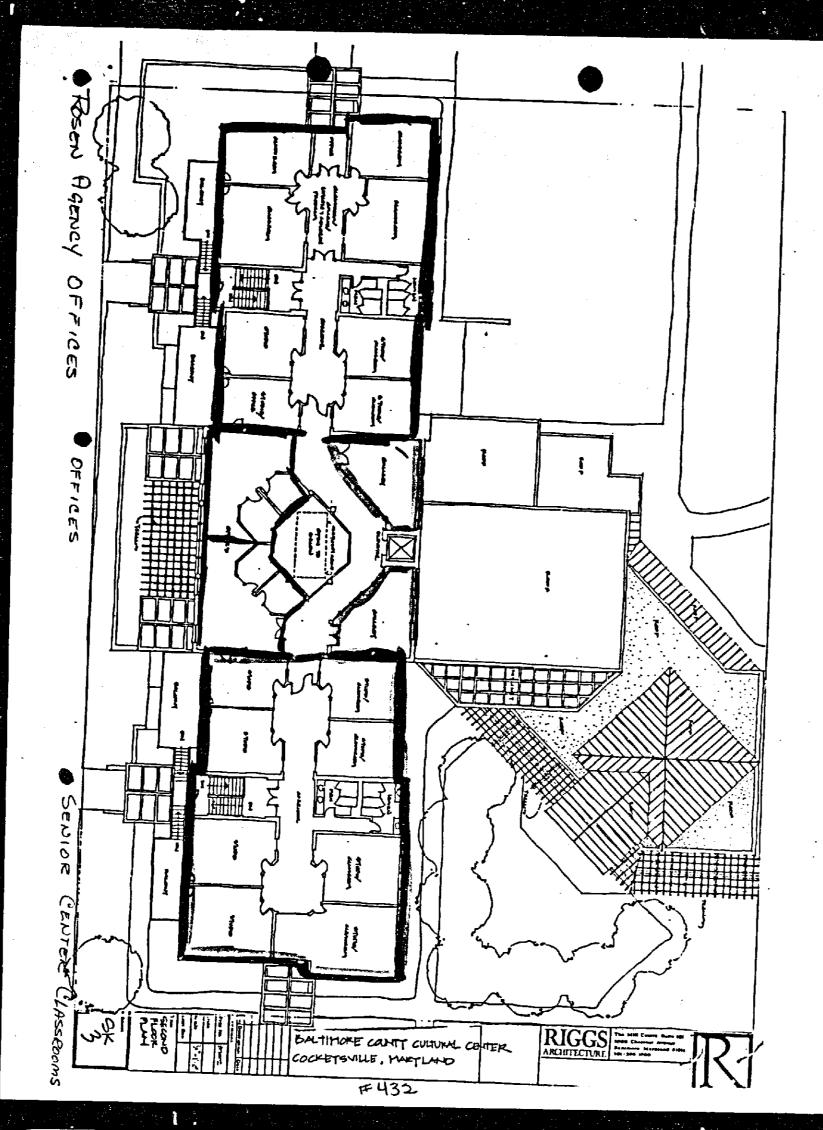
LB/es

cc: Riggs Architecture J. Ogle



ZONING OFFICE

My telephone number is (301) 333-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro + 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 28, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Engineering Department of

Bureau of Fire Prevention

Health Department

Building Department

Board of Education

Industrial

Zoning Administration

Project Planning

State Roads Commission

Robert A. Hoffman, Esquire 210 Allegheny Avenue Towson, MD 21204

RE: Item No. 432 Case No. 89-46-SPH Petitioner: Baltimore County, Maryland The Rosen Agency, Inc./Developer Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted form the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Janus 4. Dyr/dt Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Riggs Architecture The Mill Centre, Suite 101 3000 Chestnut Avenue Baltimore, MD 21211

HAGE MCHIS The second second The play is commiled prom deeds and surveys, the durines also signales shown on properties adjoining of proposes signy of way are those contained in the led represend to by liser and policy hurbers and do not include the representation of the properties of the metal properties under motion of the metal cambers survey of said properties under motion. MATTHEWS N75 OF E 150.92' ... PLAT OF ---- LOT-48 BE RETAINED-PARCEL 2 LOT 93 ---- 88 MARYLAND

E.H.K. JA. 6408. 549.

AREA TO BE RELEASED:

REMAINDER OF:

PARCEL 1.

PARCEL 1. BALTIMORE COUNTY ... DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION SCALE: 1"-100" SHEET 1 OF 1 PLAT TO ACCOMPANY AREA TO BE RELEASED and the state of t CONSTRUCTION PLAN NO. AREA TO SE ACQUIRED EXISTING COUNTY R W SLOPE AREA TEMPORARY CONSTRUCTION AREA DATES 14.84 Commence ACQUIRED FROM MARYLAND PROJECT NO B.C. JOB ORDER NO. DRAWN RAK

Cockeysville Elementary

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Ave.ue Towson, Maryland 21204

Your petition has been received and accepted for filing this Sth day of _____, 128 .

Baltimore County, MD/ Petitioner The Rosen Agency, Inc. Attorney Robert A. Hoffman

James E. Dyer Chairman, Zoning Plans Advisory Committee

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke June 7, 1988 J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Baltimore County Maryland Location.. NE/C York Road, and Bosley Avenue Dennis F. Rasmussen Item No.: 432 Zoning Agenda: Meeting of 6/7/88 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. ($_{
m X}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments at this time. Planning Group Special Inspection Division

BAMMORE COUNTY, MAR ND

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner Date____July_11_ 1988_____

FROM P. David Fields Director
Office of Planning and Zoning SUBJECT__Zoning_Petition_#89-46-SpH_

This office is supportive of this excellent proposal for recycling the former elementary school.

cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

JUL 12 1983 U

CC: Robert a. Hoffman, Esq. 7-12-88

PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning County Office Building
Touson Maryland 21204
Towson, Maryland 21204 Zoning Item # 432, Zoning Advisory Committee Meeting of June 7, 1988
Property Owner: Baltimore County District 8
Property Owner: Baltimore County Location: NE/C York Rd. + Bosley Ave. District 8 Water Supply Metro Sewage Disposal Metro Water Supply Metro Sewage Disposal of equipment
Sewage Disposal
COMMENTS ARE AS FOLLOWS: (1) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment be prior to approval of a Building Permit for construction, renovation and/or installation of equipment comments are specifications must be prior to approval of a Building Permit for construction, renovation and/or installation of equipment comments are specifications must be prior to approval of a Building Permit for construction, renovation and/or installation of equipment construction.
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at 494-3768, regarding removal and/of Quality Management regarding removal and/of the Bureau of Air Quality Management regarding removal petitioner must contact the Bureau of Air Quality Management regarding removal, solvents, etc., must hat Petitioner must containing gasoline, waste oil, solvents, etc., must have abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have been abandoned to properly or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or properly backfilled the contents removed by a licensed hauler and tank removed from the property or pr
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Environment
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BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Reb Hoffman	210 Alleghory Ave
Com BL	to Methon Ave Cocke suite 21030
Wend Roen	81 mourner of cockensuille ma 21020
Barbara Baxeman	1407 newsond Pl. Luxe 21093, Md
Rija Linder	2005Bollinger Rd. Millers 21107
Fois Baldion	5 Waterhind CT, Cockeptille, Md 2103
Cheryl Mchalich	TILLS an alim exiculty of philidean AP
MARJORIE A. CASKINS	121 HAWTHORN P.D. FALTIMORE 21210
haren Postorino	5 Norgate Ct, Cockeysuille 21030
tolert J. Pouleon	28 Eder Knee Road 21030
Edward & Bouff	11 Cedar Krew US Cochysuella 21030
Quid 91 Welliam	5421 CITMY LANE 21237
BARBARA L.GRADET	611 CENTRAL AVE 21204
	
	
	
	
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HENRY B. PECK, JR.

TELECOPIER (301) 821-0147 DIRECT DIAL NUMBER

August 10, 1988

JUDITH A. ARMOLD DEBORAH C. DOPKIN KATHLEEN GALLOGLY COX J. MICHAEL BRENNAN H. BARRITT PETERSON, JR. KATHRYN L. KOTZ JAMES K. MACALISTER REGAN J. R. SMITH NEWTON B. FOWLER, TIT MARK E. SMITH

JAMES D. C. DOWNES (1906-1979)

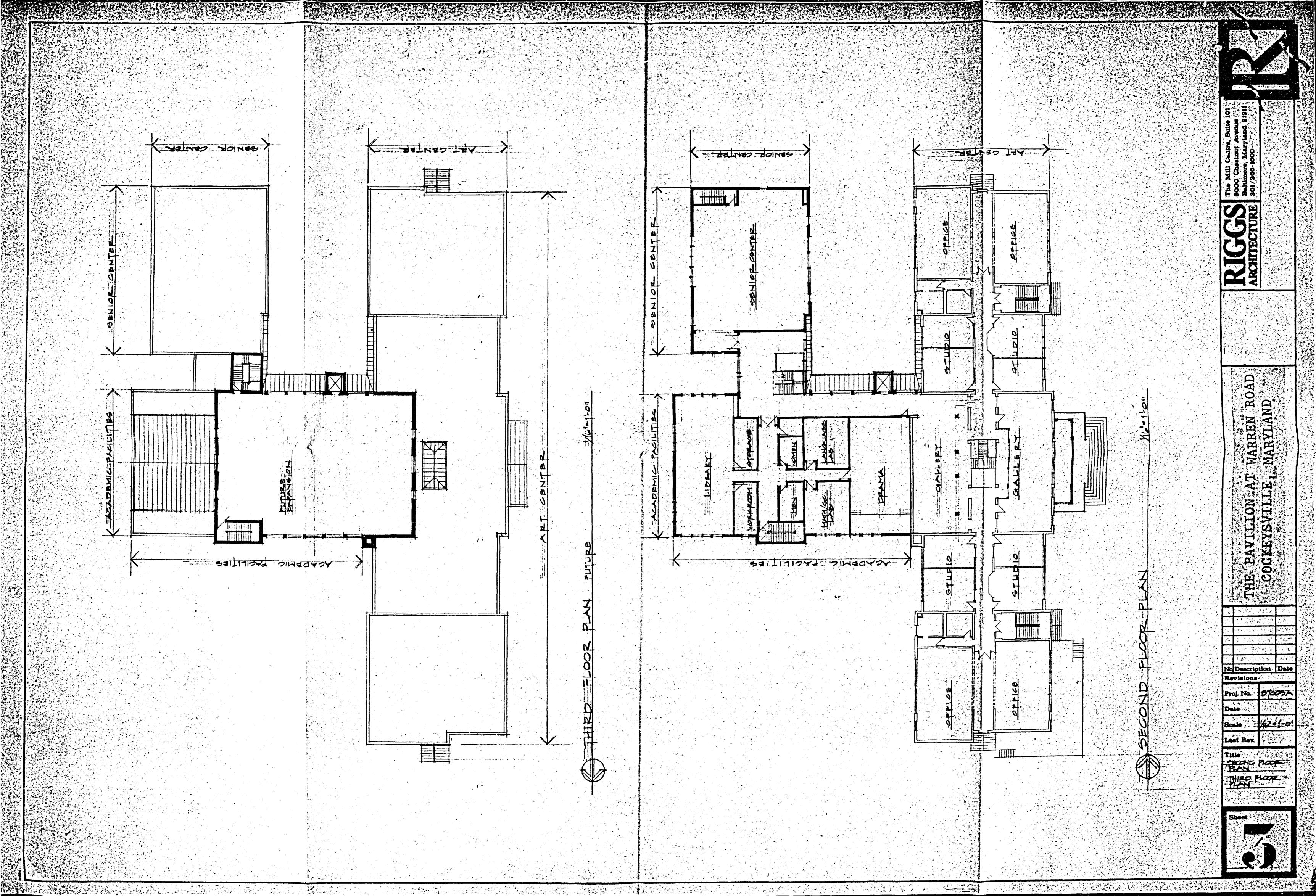
Ms. Ann Nastarowicz. Deputy Zoning Commissioner of Baltimore County 111 W. Chesapeake Avenue Towson, Maryland 21204

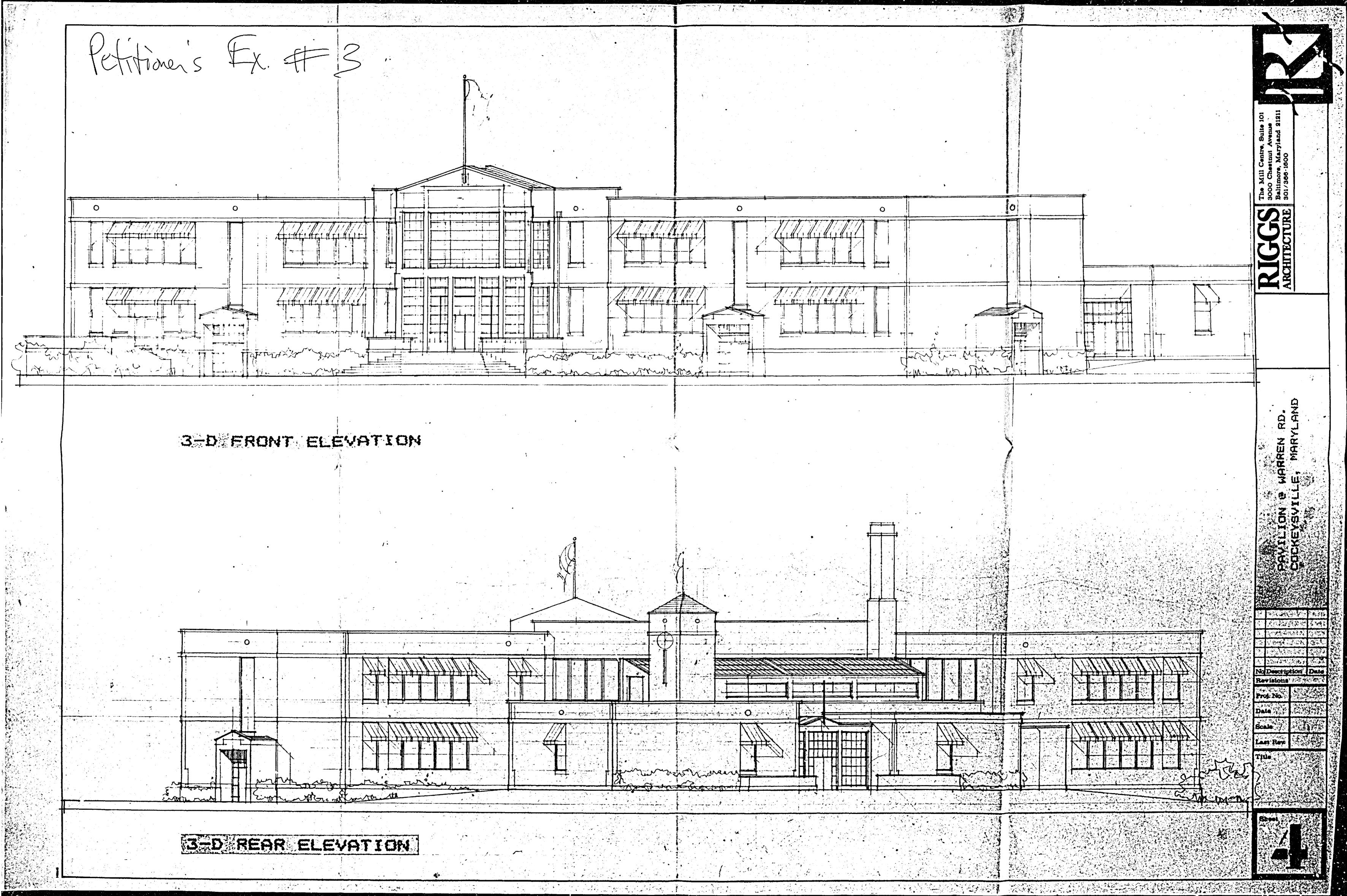
Re: The Rosen Agency, Inc. Case No.: 89-46-SPHA

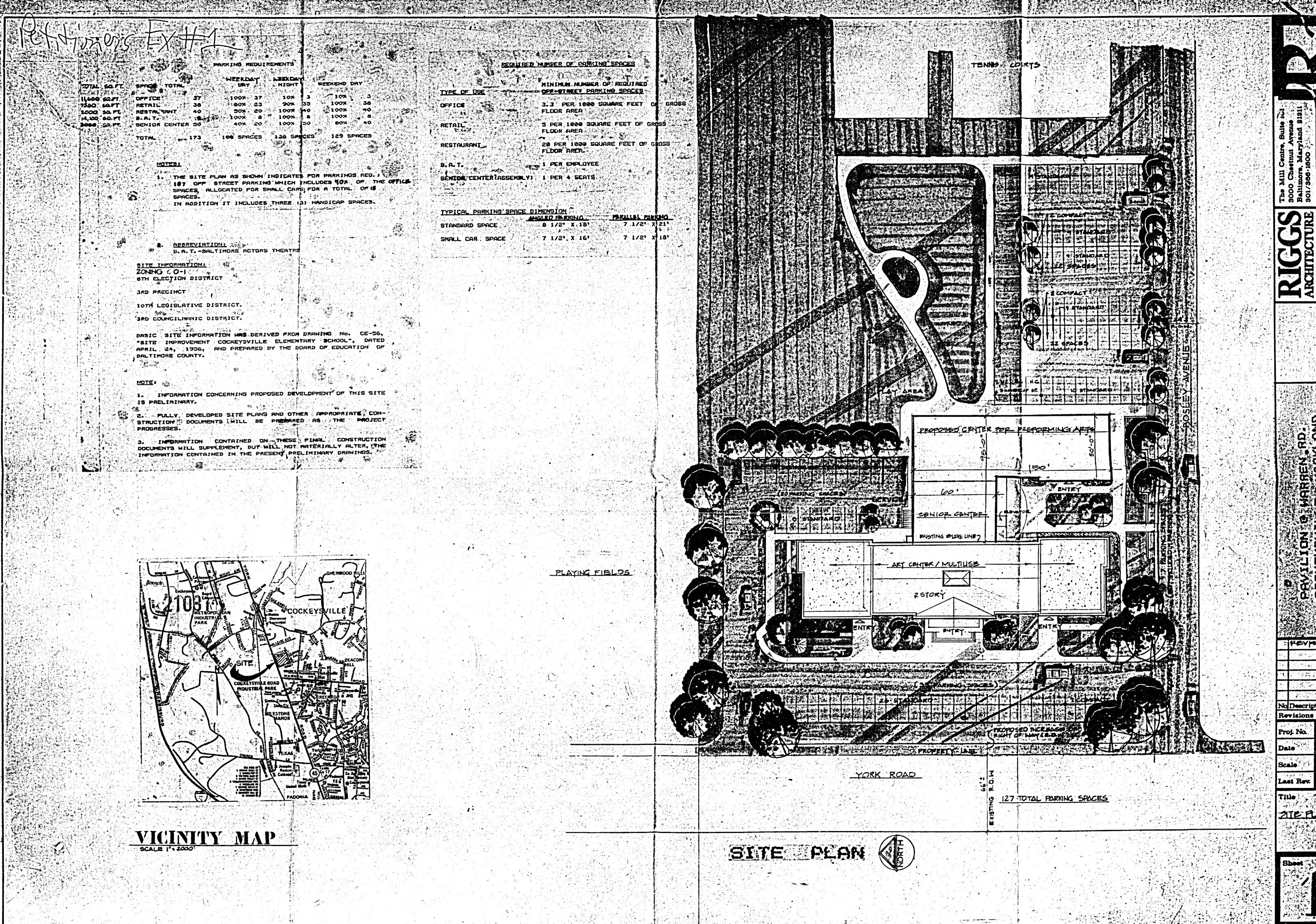
Dear Ms. Nastarowicz:

Enclosed please find Petitioner's Exhibit No. 3 for your file.

RAH: bw







Prof No. 87005A

